

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
CORRECTED REGULAR MEETING AGENDA
TUESDAY, OCTOBER 10, 2017, AFTER 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

Jennifer Chung-Kim, President
Oliver DelGado, Vice-President
Kimberly Chemerinsky, Commissioner
Lys Mendez, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Renee Glasco, Commission Executive Assistant I
apccentral@lacity.org
213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEM

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

Non-complying submissions. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be distributed to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT**

Items of interest.

2. **COMMISSION BUSINESS**

- a. Advanced Calendar
- b. Commission Requests
- c. Approval of the Minutes – September 26, 2017

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Commission Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

5. **RECONSIDERATIONS**

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. [ZA-2016-4691-ZV-1A](#)
CEQA: ENV-2016-4692-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 10-17-17
Continued from: 09-26-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 928 North Western Avenue

PROPOSED PROJECT:

The use and maintenance of an approximately 6,875 square-foot fitness center/gym.

APPEAL:

*An appeal of the Zoning Administrator’s determination to approve a Zone Variance pursuant to Los Angeles Municipal (LAMC) Section 12.27, to allow the use and maintenance of an approximately 6,875 square-foot fitness center/gym otherwise not permitted in the RAS3 Zone and a Zone Variance to permit 60 square feet of illuminated signage on the ground floor of the existing building in lieu of the permitted 20 square feet. Appeal of the Categorical Exemption, pursuant to Class 1, Category 1 of the City CEQA Guidelines as the environmental clearance for the project.

Applicant: Michael Cohanzad
Representative: Matthew Hayden, Hayden Planning

Appellant: George Abrahams

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

Henry Chu, Associate Zoning Administrator

7. [AA-2016-3648-PMLA-CC-1A](#)
CEQA: ENV-2016-3649-CE
Plan Area: Wilshire

Council District: 5 - Koretz
Last Day to Act: 10-24-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 121 North Sycamore Avenue

PROPOSED PROJECT:

A Preliminary Parcel Map Subdivision for the conversion of a 4-unit apartment building into a 4 condominiums.

APPEAL:

Appeal of the Deputy Advisory Agency’s determination to approve a Preliminary Parcel Map subdivision for the conversion of a 4-unit apartment building into 4 condominiums and an appeal of the Categorical Exemption, ENV-2016-3649-CE, pursuant to Section 15332 of the CEQA State Guidelines, as the environmental clearance for the project.

Applicant: Moshe and Chaya Silber
Representative: Joseph Pazcoguin

Appellant: Sylvie Shain, Francisco Vargas, Stormy Sacks, Christopher Cloutier,
Gideon Lockspeiser, Lisa Amsterdam

Staff: Ruben Vasquez, Planning Assistant
ruben.c.vasquez@lacity.org
(213) 978-1741

8. **DIR-2016-4837-BSA-1A**

CEQA: N/A
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 10-21-17

PUBIC HEARING REQUIRED

PROJECT SITE: 6068 West Mulholland Highway

PROPOSED PROJECT:

The construction of a new three-story single-family dwelling over a basement with an attached garage.

APPEAL:

Appeal of the Planning Director's determination to deny an appeal, pursuant to Los Angeles Municipal Code (LAMC) Section 12.26 K, of the determination by the Department of Building and Safety that it did not err or abuse its discretion in issuing Building Permit No. 13010-10000-02377, for the construction of a new three-story single-family dwelling over one-story basement with an attached garage and Supplemental Building Permit No. 13010-10001-02377 to capture a Public Works, Bureau of Engineering clearance for updated street access requirements pursuant to LAMC Section 12.21 C.10(i)(3).

***Applicant:** Andreas & Nina Grueter
Representative: Kimberlina Whettam

Appellant: Hollywoodland Homeowners Association
Representative: Tara Stephenson-Fong

Staff: Nuri Cho, City Planning Associate
nuri.cho@lacity.org
(213) 978-1177

Jack Chiang, Associate Zoning Administrator

9. **AA-2017-305-PMLA-SL-1A**

CEQA: ENV-2017-306-CE
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 10-10-17
Continued from: 09-26-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 539 North Spaulding Avenue

PROPOSED PROJECT:

Demolition of an existing duplex, and the construction, use and maintenance of four (4) three-story, small lot dwellings containing eight (8) residential parking spaces, on a lot that measures is 6,414 square feet.

APPEAL:

An appeal of the Deputy Advisory Agency's determination to approve a Preliminary Parcel Map for a Small Lot Subdivision with a maximum of four (4) lots. Appeal of the Categorical Exemption, pursuant to Article III, Section 1, Class 32 and 15 of the State CEQA Guidelines as the environmental clearance for the project.

Applicant: Dustin Herman, HWG Enterprises Incorporated
Representative: Kamran Kazemi, Tala Associates

Appellant: Nora Wyman

Staff: Jason Hernandez, Planning Assistant
jason.hernandez@lacity.org
(213) 978-1276

10. **TT-74883-CN-1A**
CEQA: ENV-2017-1261-CE
Plan Area: Hollywood

Council District: 5 – Koretz
Last Day to Act: 10-24-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 829 North Martel Avenue

PROPOSED PROJECT:

Demolition of an existing duplex; and the construction, use and maintenance of a three-story, five-unit condominium with subterranean parking containing 12 residential parking spaces and one (1) guest parking space, on a lot that is 7,013.2 square feet in size. The application for Tentative Tract Map No. TT-74883-CN was approved on August 15, 2017. Appeal of the Categorical Exemption from the environmental review pursuant to Section 15332 of the CEQA State Guidelines

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve a Tentative Tract for the construction, use and maintenance of a three-story, five-unit condominium with subterranean parking containing 12 residential parking spaces and one (1) guest parking space, on a lot that is 7,013.2 square feet in size.

Applicant: Martel, LLC
Representative: Dan Lamy

Appellant: Lucille Saunders
La Brea Willoughby Coalition

Staff: Jason Hernandez, Planning Assistant
jason.hernandez@lacity.org
(213) 978-1276

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, November 14, 2017** at

City Hall
200 North Spring Street, 10th Floor Conference Room
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCENTRAL@lacity.org.